



CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

IRAM FAROOQ  
Assistant City Manager for  
Community Development

**DEVELOPMENT CONSULTATION PROCEDURE  
CERTIFICATE OF COMPLIANCE**

SANDRA CLARKE  
Deputy Director  
Chief of Administration

Small Project Review: \_\_\_\_\_  
Large Project Review:  X

1. Applicant: Islamic Society of Boston
2. Owner: Islamic Society of Boston
3. Area of Special Planning Concern: H Sq\_\_ C Sq\_\_ BB-1/2\_\_ N. Mass Ave.\_\_  
Parkway\_\_ Other\_\_ Prospect Street Overlay District, Section 20.200
4. Location of Project: 140 Prospect Street
5. Base Zoning District: Office 1
6. Type of Development:
  - a) New Building: addition to an existing building
  - b) Other new structure
  - c) Other exterior alteration increasing gross floor area by 100 square feet or more (1,000 sq ft in the Parkway Overlay District):
  - d) Construction of five or more parking spaces (ten in the Parkway Overlay District): X
  - e) Erection of a sign:
  - f) Other alterations facing a street not otherwise excluded:
7. Brief Description of Project: Five units of housing will be created by renovating the existing building into two units and adding three units attached to the rear. Each of the five units will have 3 bedrooms and will be rental.
8. Date Complete Materials Submitted: March 22, 2018
9. Materials Submitted:
  - a) Written Description:
  - b) Graphic information: site plan\_\_ cross sections\_ X\_ floor Plans\_ X\_ elevations\_ X\_ other\_\_
10. Date of Development Consultation: April 10, 2018
11. Presentation and Comments: Peter Martin, the architect for the proposal presented the current version of the residential development, outlining the Historical Commission process and the layout of the units.

There were two letters of support and are attached to this certificate.

Questions from the public:

Would there be an affordable unit in exchange for the requested density variance? The owner's representative replied that an affordable unit is not part of the proposal, given the reduction in the density of the project from the original BZA case.

Public Comments:

The abutting property owners, Shoreline Corporation submitted a letter of support to the BZA as well as spoke in support of the revision process, stating that their concerns had been addressed. The impact of the floor area on their building has been minimized.

CDD staff comments:

Susannah Bigolin, Urban Design Planner, requested a landscaping plan to show how the open space requirement was being met, the types of plantings and walkway materials and how residents would be able to move around the site. This is important for the Prospect Street façade and the East façade. She suggested that landscaping or green wall be installed on the East façade to mitigate the blank wall along the parking spaces that face Scouting Way and Sennott Park. The plans should include further detailing of the cornices and edges to understand the articulation of the individual units. The mechanical equipment, trash and recycling storage should be included in the plan to understand the impacts on the design.

Prospect Street Overlay District Guidelines:

The street level façade includes renovation of the front of the house and rebuilding the porch, the existing entrances will remain located along the sides of the building.

The Prospect Street façade will continue to have windows and the East elevation is being further developed.

This development lot is a long and narrow site, creating individual residential entrances.

The existing building and addition have variation and individual elevations appropriate to this neighborhood.

The parking will be accessed from the rear of the building on Scouting Way.

The building will be constructed to current standards for energy efficiency.

Lighting in the parking area will conform to good practices, without trespassing onto the public way or abutting properties.

The applicant has complied with the requirements of Section 19.40 of the Zoning Ordinance by participating in the Development Consultation Procedure.

Date: April 11, 2018

Community Development Department staff person: Elizabeth M. Peden

The Shoreline Corporation  
130 Prospect Street  
Cambridge, MA 02139  
Tel: 617 491 2320  
Fax: 617 492 0197

# Shoreline

March 20, 2018

The Cambridge Board of Zoning Appeal  
The Cambridge City Hall  
795 Massachusetts Avenue  
Cambridge, MA 02139

Re: Case: BZA-014099-2017  
140-142 Prospect Street  
The Islamic Society of Boston

Dear Members of the Board of Zoning Appeal,

As property abutters we are pleased to voice our strong support for the Islamic Society's five-unit residential development at 140 Prospect Street. Over the course of the past few months we have met with their team and are pleased to see our objections to their earlier designs have been addressed.

Our compliments to their architect, Peter Martin, for his successful design on a tight site and to Amr Fass, the Executive Director of the Islamic Society of Boston, for his willingness to listen our point of view and for his positive approach to this project.

Sincerely,



Simeon Bruner, RA  
President



Leland Cott, FAIA  
Vice-President

170 Harvard Street  
Cambridge, MA 02139

April 10, 2018

To: Cambridge Community Development  
From: Richard Goldberg  
Re: Letter of support for project at 140-142 Prospect Street

Dear Community Development :

Karim Elrazzaz of the Islamic Society of Boston asked me last night to come to the meeting this evening to offer support for the proposed development listed above. I cannot make the meeting but am offering this letter in support.

The mosque on Prospect Street is a valuable community asset. They serve a valuable service to the Muslim community. Moreover, they are good neighbors to all of us in the community, welcoming all to their place of worship. Most recently, they hosted a meal for the Port Café, at which members of the mosque broke bread with all who attended the event. They have welcomed the neighborhood to open houses and opened the mosque to a walking tour of houses of worship done by the Historical Society a few years ago, which I and many other neighbors attended.

I have looked at the plan for the proposed project at 140-142 Prospect and liked what I saw, particularly the fact that the historical Greek revival structure facing the street will be saved. I do hope the dormers are done in a way consistent with the architectural style of the building—a minor suggestion. It would be wonderful if one of more of the units were affordable, but this is not requirement for my support of the project.

I like the idea that rental income will contribute to the viability of the mosque and that a building of historical significance will remain. Please let me know about additional meetings on this project in which you are soliciting public support.

Thank you.

Richard Goldberg ([rgoldberg170@gmail.com](mailto:rgoldberg170@gmail.com))

Cc: Karim Elrazzaz